



CITY OF  
**ISSAQUAH**  
WASHINGTON

Community Planning and Development  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# Notice of Application

**Project Name:** Edwards - Subdivision

**Notice of Application Public Comment Period:**

**Application:** September 18, 2020

**October 8, 2020 – October 22, 2020**

**Application Complete:** September 22, 2020

(See Public Comment below for more information)

**Notice of Application:** October 8, 2020

## PROJECT INFORMATION

**File Number(s):** PP20-00001

**Project Description:** A preliminary plat for the subdivision of approximately 4.14-acre site, into 10 single-family residential lots. Primary access to the site is proposed from Mine Hill Rd. Infrastructure improvements will include a road, water, sewer and frontage improvements. (See Site Plan)

**Project Location:** 240 SW Francis LN

(See Vicinity Map)

**Size of Subject Area in Acres:** 4.14 **Sq. Ft.:** 180,338

**Applicant:** Jim Edwards

21229 84<sup>th</sup> Ave S

Kent, WA 98032

Phone: 866-588-4766; Email: [jim.e@superiorsteel.com](mailto:jim.e@superiorsteel.com)

**Decision Maker:** Hearings Examiner

**Required City Permits:** SEPA, Preliminary Plat

**Required City Permits, Not Part of this Application:** Final Plat, Site Work, Building, Landscape, Right-of-Way

**Required Studies:** Geotechnical, Arborist

## REGULATORY INFORMATION

**Zoning:** SF-S - Single Family Suburban

**Comprehensive Plan Designation:** Low Density Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**

Issaquah Municipal Code (IMC), Comprehensive Plan

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, select "View Related Documents and Permits", and then click on "Related Documents" tab to see the available submittals. The full application can be made available for review upon request. Please contact the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department

P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## PUBLIC MEETING AND PUBLIC HEARING:

The Hearings Examiner is the decision maker for the Preliminary Plat application. Date and time of the meeting and hearing has not been set. A follow up notice will be sent to property owners within 300 feet and to Parties of Record to notify them of the meetings.

## CITY CONTACT INFORMATION

**Project Planner:** Valerie Porter, Associate Planner

**Phone Number:** 425-837-3094

**E-Mail:** [ValerieP@issaquahwa.gov](mailto:ValerieP@issaquahwa.gov)

**Community Planning and Development Department:**

**Phone Number:** 425-837-3100

**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

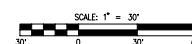


1,178.6 0 589.28 1,178.6 Feet

1:7,071



DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained hereon.

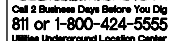


TAX PARCELS:	3324069045
SITE ADDRESS:	240 SW FRANKLIN LN ISSAQUAH, WA 98027
SITE AREA:	178.638 SF 4.10 AC
CURRENT ZONING:	SF-S
PROPOSED ZONING:	SF-S
PROPOSED LAND USE:	RESIDENTIAL
PROPOSED LOTS:	10
WATER:	CITY OF ISSAQUAH
SEWER:	CITY OF ISSAQUAH
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST
CABLE:	COMCAST
SCHOOL DISTRICT:	ISSAQUAH #411
FIRE DISTRICT:	EASTSIDE FIRE
REQUIRED MINIMUM SETBACKS:	
FRONT:	5'
REAR:	5'
SIDE:	5'
CRITICAL AREA:	15'

COMMON USABLE OPEN SPACE CALCULATIONS:	
REQUIRED:	11,420 SF (15% OF NET SITE AREA)
PROVIDED:	26,422 SF (TRACTS 999, 997, 994, 993)
NET SITE AREA:	76,134 SF (1.75 AC) (LOTS 1-10, TRACTS 993, 994, 997, 999)
ROW DEDICATION:	2,178 SF (0.05 AC)

**STREET NOTE**  
THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN MAY, 2020. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

[illegible]